

185.0

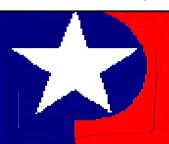
0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
882,600 / 882,600
882,600 / 882,600
882,600 / 882,600
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
276		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BONO NICHOLAS B/KATHLEEN F	
Owner 2:	
Owner 3:	

Street 1: 276 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CURTIS BRIAN J & CAROLYN M -

Owner 2: -

Street 1: 276 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,830 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 1880 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6830		Sq. Ft.	Site		0	70.	0.91	7									437,428						437,400	

Total AC/HA: 0.15680

Total SF/SM: 6830

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 437,428

Spl Credit

Total: 437,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

User Acct	124412
GIS Ref	
GIS Ref	
Insp Date	
08/11/18	

Prior Id # 1:	124412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	04:13:46
LAST REV	
Date	Time
08/30/18	10:00:02
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	355	PATRIOT
10/19/2005	Fieldrev-Chg	BR	B Rossignol
10/30/2004	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating: Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1959	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G12	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %												
Prim Int Wall: 1	- Drywall			Functional:													
Sec Int Wall:		%		Economic:													
Partition: T	- Typical			Special:													
Prim Floors: 3	- Hardwood			Override:													
Sec Floors:		%		Total:	4.6 %												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar: 1				Size Adj.: 1.20851064													
Electric: 3	- Typical			Const Adj.: 0.99989998													
Insulation: 2	- Typical			Adj \$ / SQ: 151.049													
Int vs Ext: S				Other Features: 113410													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 466050													
% Com Wall		% Sprinkled:		Depreciation: 21438													
				Depreciated Total: 444612													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.0-0004-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y		18X14	A	AV	2014	5.60	T	5	101			600		600
More: N	Total Yard Items:	600	Total Special Features:			Total:	600										

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRs: 5 Baths: 1 HB: 1	

SKETCH

Sum Area By Label :

- FFL = 1230
- SFL = 650
- BMT = 606
- LLV = 576
- WDK = 176

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,230	151,050	185,790						
SFL	Second Floor	650	151,050	98,182						
BMT	Basement	606	45,310	27,461						
LLV	Lower Level	576	67,970	39,152						
WDK	Deck	176	11,680	2,056						
Net Sketched Area: 3,238 Total: 352,641										
Size Ad	1880	Gross Are	3238	FinArea	1880					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,230	151,050	185,790						
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IMAGE

AssessPro Patriot Properties, Inc